

049.0

0001

0006.0

Map

Block

Lot

1 of 1

Commercial

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

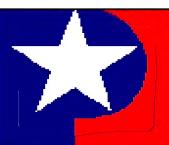
462,400 / 462,400

USE VALUE:

462,400 / 462,400

ASSESSED:

462,400 / 462,400


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
26		GARDEN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: POCHINI SCOTT A TRUSTEE

Owner 2: GARDEN STREET RLTY TRUST II

Owner 3:

Street 1: 26 GARDEN STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 13,520 Sq. Ft. of land mainly classified as Auto Repair with a Repair Gar. Building built about 1920, having primarily Conc. Block Exterior and 2254 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type: 39 - Repair Gar.		Full Bath	Rating:	SONNY AND SONS AUTO BODY.																		
Sty Ht: 1 - 1 Story		A Bath:	Rating:																			
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:																			
Foundation: 6 - Slab		A 3QBth:	Rating:																			
Frame: 1 - Wood		1/2 Bath: 1	Rating: Average																			
Prime Wall: 21 - Conc. Block		A HBth:	Rating:																			
Sec Wall: 8 - Brick Veneer	25%	OthrFix:	Rating:																			
Roof Struct: 1 - Gable		OTHER FEATURES																				
Roof Cover: 1 - Asphalt Shgl		Kits:	Rating:																			
Color: BRICK		A Kits:	Rating:																			
View / Desir:		Frl:	Rating:																			
GENERAL INFORMATION				WSFlue:	Rating:																	
Grade: C - Average. (-)				CONDOS INFORMATION																		
Year Blt: 1920	Eff Yr Blt:	Location:																				
Alt LUC:	Alt %:	Total Units:																				
Jurisdct:	Fact: .	Floor:																				
Const Mod:		% Own:																				
Lump Sum Adj:		Name:																				
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN										
Avg Ht/FL: 10		Phys Cond: GD - Good	28. %	Exterior:				No Unit RMS BRS FL														
Prim Int Wall: 5 - Minimal		Functional:		Interior:																		
Sec Int Wall:	%	Economic:		Additions:																		
Partition: T - Typical		Special:		Kitchen:																		
Prim Floors: 12 - Concrete		Override:		Baths:																		
Sec Floors:	%	Total:	28 %	Plumbing:																		
Bsmnt Flr:		Totals				Electric:																
Subfloor:						Heating:																
Bsmnt Gar:						General:																
Electric: 3 - Typical						0																
Insulation: 2 - Typical		CALC SUMMARY				COMPARABLE SALES								SUB AREA								
Int vs Ext: S		Basic \$ / SQ: 65.00				Rate				Parcel ID	Typ	Date	Sale Price									
Heat Fuel: 2 - Gas		Size Adj.: 1.24365568																				
Heat Type: 1 - Forced H/Air		Const Adj.: 0.88044339																				
# Heat Sys: 1		Adj \$ / SQ: 71.173																				
% Heated: 100	% AC:	Other Features: 2500																				
Solar HW: NO	Central Vac: NO	Grade Factor: 0.90																				
% Com Wall	% Sprinkled: 0	NBHD Inf: 1.00000000																				
		NBHD Mod:																				
		LUC Factor: 1.00																				
		Adj Total: 146631																				
		Depreciation: 41057																				
		Depreciated Total: 105575																				
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:		PARCEL ID 049.0-0001-0006.0								
SPEC FEATURES/YARD ITEMS																IMAGE						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value					
3	Garage	D	Y	1	20X24	A	AV	1930	20.21	T	40	332			5,800		5,800					
6	Carport	D	Y	1	60X24	A	AV	1930	8.37	T	40	332			7,200		7,200					
87	Fence-4	D	Y	1	48	A	AV	1970	6.00	T	39.2	332			200		200					
More: N	Total Yard Items:	13,200	Total Special Features:		Total:	13,200													AssessPro Patriot Properties, Inc			